

\$549,900 - 2504 45 Street S, Lethbridge

MLS® #A2157019

\$549,900

3 Bedroom, 3.00 Bathroom, 1,815 sqft

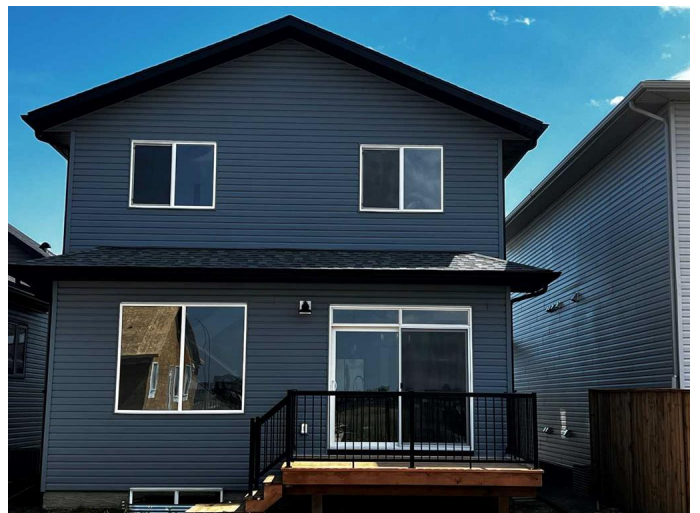
Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

Avonlea Model "The Barlowe", This 1,815 sq. ft. two-storey features 3 bedrooms, a bonus room, and 2.5 bathrooms. Off the 24' x 22' garage, there is a large mudroom, as well as a pedestal sink/toilet combo. The kitchen features Cabinetry By Adora, Stainless appliances, Kohler fixtures, a Quartz island and a corner pantry. Off the Dining room you can open your large patio doors onto the DECK and FULLY FENCED YARD. The spacious living room is complete with large windows for lots of day light and a gas fireplace for those cool fall and winter nights. A bonus room is located at the centre of the second storey, and nearby you will find a large laundry room with a linen closet and shelf for storage. The master retreat includes a walk-in closet, and a 4-piece ensuite with double sinks, a large 5' shower, and an enclosed toilet area for additional privacy. Two spare rooms are located over the garage, and share a large 4-piece bath. The basement is undeveloped but set up for future family room, bedroom and another full bath. Great location in Southbrook close to school, park and play ground. Only minutes away from all the amenities the South Side has to offer. Easy access to highway and down town core. NHW. Home is virtually staged.

Built in 2021

Essential Information



MLS® #	A2157019
Price	\$549,900
Sold Price	\$555,250
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,815
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2504 45 Street S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8K6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2024
Date Sold	October 16th, 2024
Days on Market	64
Zoning	RCL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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